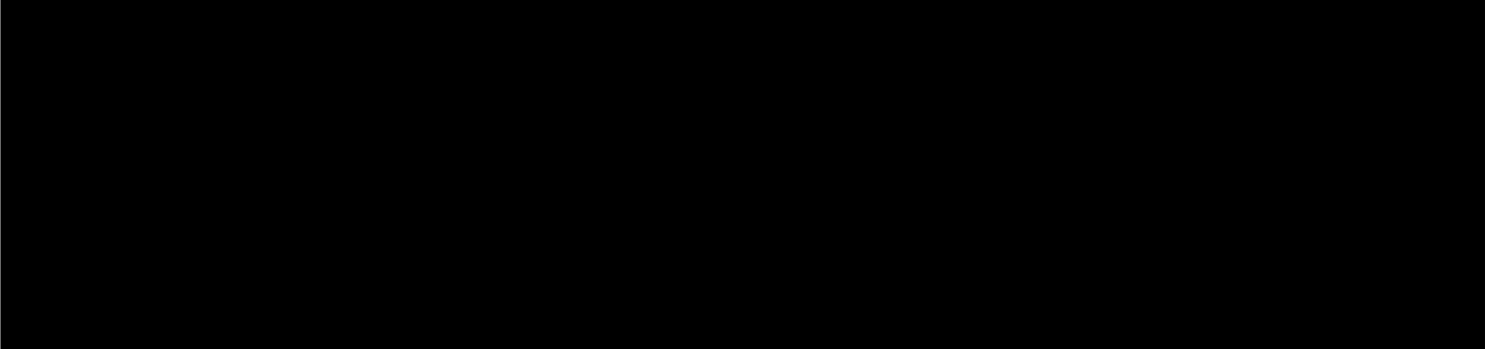




From: Natalie McKellar [REDACTED]
Sent: 05 November 2020 11:26
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Springfield, Hook Lane, AL/64/20/PL - Drainage

Hi Simon,

Our emails must have just crossed, thank you for this. I will discuss with our client and come back to you shortly.

Kind regards,
Natalie

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 05 November 2020 11:20
To: Natalie McKellar [REDACTED]
Subject: RE: Springfield, Hook Lane, AL/64/20/PL - Drainage

Hi Natalie,

Thanks. I don't want to put more on your plate at that last minute but after reviewing the report, my Team Leader has suggested that you may want to prepare a Drainage Impact Assessment in order to resolve the conflict with ALP policy W DM1. Notwithstanding, my Team Leader has signed off on the report and it is now with the Group Head of Planning for second sign-off.

My report currently states:

ALP policy W DM1 states that although minor developments are unlikely to raise significant flood risk, due to the cumulative impact all development in this area must be accompanied by a Drainage Impact Assessment that must take account of both the individual and cumulative impact upon foul water disposal; flood storage capacity and surface water drainage or flood flows in the Lidsey Wastewater Treatment Works Catchment Area.

A Drainage Impact Assessment has not been provided however it should be noted that the Councils planning application validation list only requires a Lidsey Foul Water Environmental Assessment Statement in cases where non-mains drainage is proposed and this application proposes a connection to mains drainage. It is noted that Southern Water do not raise objection and are content that foul drainage be agreed through a condition. Although there is conflict with policy W DM1, it is not considered that a refusal on this matter could be justified.

This is the same approach we used in the report for the Steddles. However, note that application BN/50/20/PL is also going to November's Meetings and on that, the applicant chose to submit a DIA to resolve this minor conflict. If you wish to view theirs, it on the respective part of our website.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Natalie McKellar [REDACTED]
Sent: 04 November 2020 18:13
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Springfield, Hook Lane, AL/64/20/PL - Drainage

Hi Simon,

Apologies I am not working today. I have seen all your emails and will respond to them tomorrow.

I can of course agree to the extension of time until 4th December.

Kind regards,
Natalie

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 04 November 2020 16:57
To: Natalie McKellar [REDACTED]
Cc: Kerry Simmons [REDACTED] Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: Springfield, Hook Lane, AL/64/20/PL - Drainage

Dear Natalie,

Further to yesterdays email, our Drainage Engineers maintains that this should be resolved now but we are still pressing ahead with the recommendation to approve and have covered this issue in the report. However, that is not to say that you should not give this matter some thought.

In the meantime, can you indicate agreement to an Extension of Time until the 4th of December 2020. Due to the number of items going to Committee, we will be having two Meetings (one on 25/11 and the second a week later). I am not yet able to confirm which one yours will be going to hence why I am requesting an extension to cover the Friday after the second meeting.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Simon Davis
Sent: 03 November 2020 17:33
To: Natalie McKellar [REDACTED]
Cc: Kerry Simmons [REDACTED]
Subject: Springfield, Hook Lane, AL/64/20/PL - Drainage

Dear Natalie,

I write separately to my two emails today. I wonder did you note the drainage comments on our website as received 13/10/20? I initially missed these but if you review them, you'll see that they request that boundary fences are kept at least 3 metres away from the banks of the northern boundary ditch in order to allow for future. They also request that the true extent of the ditch is established to take account of recent works undertaken by BDW. They state this matter must be resolved before the layout is agreed.

I am proposing to deal with this through an amended version of the standard boundary treatments condition:

No development above damp proof course (DPC) level shall take place until details of all new screen walls and fences have been submitted to and approved by the Local Planning Authority and none of the approved dwellings shall be occupied until such screen walls/fences associated with them have been erected. The submission of such details shall include an up-to-date survey of the ditch running along the northern boundary to take account of recent works to it as undertaken by Barratt David Wilson in respect of the adjacent site; and also the measures required to ensure 3m easements from the opposing banks of this ditch including the use of demountable fencing where appropriate.

However, I will have to report the drainage comments to our Committee and there is no certainty that Engineers will agree to my approach. Therefore you may wish to consider this and ascertain whether there is anything you can do to resolve the issue prior to the application being debated.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
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